



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

At its meeting held February 26, 2008, the Board took the following action:

3

At the time and place regularly set, notice having been duly given, the following item was called up:

De novo hearing on Conditional Use Permit Case No. 03-249-(5), Oak Tree Permit Case No. 2005-00051-(5) and Vesting Tentative Tract Map No. 060259-(5), and Final Environmental Impact Report, to ensure compliance with requirements of hillside management, density-controlled development and onsite project grading; to authorize the removal of 72 oaks trees and encroachment into the protected zone of 71 oak trees; and to create 492 single-family lots, 37 open space lots (including landscaped and natural open space), three park lots, one water pump station lot, 14 public facility lots and one water tank lot on 500.6 gross acres located on the northeasterly extension of Shadow Pines Boulevard east of Snow Drop Court and Jasmine Valley Drive, in the unincorporated Santa Clarita Valley, north of the City of Santa Clarita, Soledad Zoned District, applied for by Synergy-Brookfield, LLC, as further described in the attached letter dated July 10, 2007 from the Director of Planning. (Appeal from Regional Planning Commission's approval)

All persons wishing to testify were sworn in by the Executive Officer of the Board. Susan Tae, representing the Department of Regional Planning testified. Opportunity was given for interested persons to address the Board. Gail Kopp, Dave Carter, Preston Davis, Larry Schallent, Allen Hubsch, Carol Machamer and others addressed the Board. Written correspondence was presented.

(Continued on Page 2)

3 (Continued)

Supervisor Antonovich made the following statement:

“The proposed Tick Canyon project includes a 17-acre park and provides critical secondary access for residents living near Shadow Pines Road. Although the Regional Planning Commission’s approval incorporates many conditions of approval, it is important that the Board add an additional condition relative to the appearance of the homes.”

Therefore, on motion of Supervisor Antonovich, seconded by Supervisor Knabe, duly carried by the following vote: Ayes: Supervisors Knabe, Antonovich and Burke; Noes: Supervisors Molina and Yaroslavsky, the Board closed the hearing and took the following actions:

1. Approved and certified the Final Environmental Impact Report (FEIR); and made a finding that the FEIR has been completed in compliance with the California Environmental Quality Act, and reflects the independent judgment and analysis of the County;
2. Approved and adopted the Environmental Findings of Fact, Statement of Overriding Considerations and the Mitigation Monitoring Program prepared for the project;
3. Indicated its intent to approve Conditional Use Permit Case No. 03-249-(5), Oak Tree Permit Case No. 2005-00051-(5) and

(Continued on Page 3)

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4. Instructed County Counsel to prepare the necessary findings and conditions, adding the following condition:
 - Require that the applicant incorporate feasible design controls, setbacks, and other measures into the project's master design standards to avoid having homes that look repetitive, to the satisfaction of the Director of Planning.

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Attachment

Copies distributed:

Each Supervisor
County Counsel
Director of Planning
Director of Public Works
Synergy-Brookfield, LLC
Gail Kopp
Dave Carter
Preston Davis
Larry Schallent
Allen Hubsch
Carol Machamer